

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act (SEPA)

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The applicant proposes a new 4,529 square-foot single-story fast-food restaurant with a drive-through order window on an existing 0.86-acre lot within the Canyon Park shopping center. The existing building at the site would be demolished. Vehicular access to the site is provided by use of existing driveways serving the shopping center. Forty parking stalls are proposed. Primary access includes one full access driveway on 228th St SE and an access point on Bothell Everett Highway. Approximately 900 cubic yards of fill is proposed. Approximately 692 net new in and out weekday daily vehicle trips would be generated. Approximately 40 net new in and out weekday PM Peak Hour trips would be generated. The drive-through lane proposed on-site does not provide sufficient vehicle queuing/stacking spaces for the anticipated numbers of patrons at the opening of the Chick-Fil-A. Project completion is estimated for 2017. Studies submitted include a geotechnical report, traffic assessment, and critical areas evaluation. Any questions regarding this project should be directed to Kris Sorensen, Planner and SEPA case coordinator in the Bothell Department of Community Development: kris.sorensen@bothellwa.gov.

Project Name: Chick-Fil-A at Canyon Park Bothell

Proponent: Edward Hale, 4G Development & Consulting
2153 Oak Hill Drive, Escondido, CA 92027

Location: 22833 Bothell-Everett Hwy (1306 228th St SE is the alternative address for existing Denny's restaurant building) and Parcel Identification Number 00519300100102

Case Number #: SEP2016-08391

Lead Agency: City of Bothell

Mitigating Measures: The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The specific mitigation measures stated below will mitigate for impacts not addressed by these existing codes:

1. **Emergency Access and Drive-Through Queuing/Stacking:** The application proposes a new restaurant and associated drive-through on a lot that has not previously had a drive-through. The applicant submitted a Traffic Assessment authored by TENW, dated April 19, 2016 and Traffic Assessment Memorandum authored by TENW, dated August 25, 2016, that state that during the opening weeks of the Chick-Fil-A it is expected that higher traffic levels and parking needs will be generated similar to the other recent openings in the region. Recent Chick-Fil-A openings in the region have experienced higher than anticipated queuing volumes. The submitted traffic assessment also states that 39 vehicles are anticipated to be in the drive-through waiting line at one time during

the opening weeks. The parcel with the shopping center that the Chick-Fil-A will be located on is designed for approximately 15 vehicles to be queued/stacked in the drive-through area. The anticipated 39 stacked vehicles waiting for drive-through would extend off the property into the shopping center. Fire access internal of the Canyon Park shopping center was not originally designed to anticipate queuing volumes into the common parking areas where the proposal could impact fire and emergency access needs.

Because the adjacent shopping center parking was not designed to anticipate vehicle queuing and temporarily parked vehicles in the internal travel lanes and the Chick-Fil-A queuing will extend beyond the Chick-Fil-A's on-site drive-through area and into the shopping center, the applicant needs to mitigate for the anticipated impact to the City's emergency access needs such as fire lane clearances and access to buildings. The submitted plans provide details of queuing in the shopping center's internal parking area but has not received approval from the City's Fire and Emergency Services team. Pursuant to SEPA policies in Bothell Municipal Code (BMC) 14.02.240 (B) (1) b and c, in order to reduce the anticipated impact on safety and mobility in the project area to no more than a moderate degree, the applicant shall provide a queuing plan to the Fire and Emergency Services department to be reviewed and approved by Fire and Emergency Services prior to final occupancy permit issuance.

2. **Public Services:** The application proposes a new restaurant and associated drive-through on a lot that has not previously had a drive-through. The Chick-Fil-A site is one lot among multiple lots that create the Canyon Park Place shopping center at the southeast corner of the intersection of SE 228th Street and Bothell-Everett Highway (State Route 527). The applicant submitted a Traffic Assessment authored by TENW, dated April 19, 2016 and Traffic Assessment Memorandum authored by TENW, dated August 25, 2016, that state that during the opening weeks of the Chick-Fil-A that it is expected that higher traffic levels and parking needs will be generated similar to the other recent openings in the region. The shopping center has multiple access points from public streets. Recent Chick-Fil-A openings in the Puget Sound area, including Bellevue, have resulted in severe short-term traffic congestion along adjacent streets serving recently opened Chick-Fil-A developments. The City of Bothell anticipates similar short-term congestion when the Chick-Fil-A at Canyon Park opens. The submitted plans do not mitigate this impact.

Pursuant to SEPA policies in Bothell Municipal Code (BMC) 14.02.240 (B) (1) b and c, in order to reduce this impact on safety and mobility in the project area to no more than a moderate degree, the developer of the Chick-Fil-A shall, if determined to be necessary by the City Engineer and/or designee, coordinate with the city's Police Department and hire officers to control impacted public intersections and streets for the first two weeks from opening, unless said timeframe is shortened by the City Engineer and/or designee. The level of congestion beyond regular traffic levels shall be determined by the City Engineer and/or designee upon observation of impacts created by the opening of this location. The applicant shall pay for all associated costs related to traffic control services.

Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This MDNS is issued under the authority and procedure of BMC 14.02.135.

Responsible Official:
Position/title:
Address:
Email and Phone:

Gary Hasseler
Planning Manager
18415 101st Avenue NE, Bothell, WA 98011
gary.hasseler@bothellwa.gov

Issue Date: November 17, 2016

Signature: _____



Authorized Signature

Comments and Appeals: You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Appeals must be received no later than 5:00 PM on December 8, 2016.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact Kris Sorensen, Planner and SEPA case coordinator: kris.sorensen@bothellwa.gov at the Department of Community Development to provide comments, or read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.

CITY OF BOTHELL SEPA Checklist

For Sections A through D, please see Attached Document, pages 2 - 18 Prepared by Applicant

EVALUATION
for City use only

see pages
2-18
following.

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:
2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.



A. BACKGROUND

1. **Name of proposed project, if applicable:**
Chick-fil-A # 3814
2. **Name of applicant:**
Ed Hale, 4G Development and Consulting
3. **Address and phone number of applicant and contact person:**
2153 Oak Hill Drive, Escondido, CA 92027
4. **Date checklist prepared:**
June 2, 2016
5. **Agency requesting checklist:**
City of Bothell, Washington.
6. **Proposed timing or schedule (including phasing, if applicable):**
As soon as permits are issued, we expect to commence with demolition of existing building and immediately commence with site improvements and construction of the new building. Total demo to grand opening: 22 weeks. ✓
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
Phase I Environmental Site Assessment, Asbestos Survey, Geotechnical Report. ✓
Other Studies: Traffic Assessment, Critical Areas Report
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
There are none. ✓
10. **List any government approvals or permits that will be needed for your proposal, if known.**
County - Environmental Health Construction Permit
City of Bothell, Wa: SEPA, Building Permit, Sign Permit
Grading utilities ✓
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**
Demolish existing restaurant building and construct new 4526 sf quick-service restaurant with drive thru and 40 parking spaces. ✓
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

22833 Bothell-Everett Hwy.

Alternative address: 1306-228th St SE

*(Parcel identification)
#00519300100102* ✓

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other. ✓
- b. **What is the steepest slope on the site (approximate percent slope)?**
The steepest slope on site is approximately 33 % ✓
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
The site consists of gravel and sand with some undocumented fill. The soil is classified as Everett gravelly sandy loam. ✓
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
There are no surface indications or history of unstable soils in the immediate vicinity. ✓
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
The project will consist of filling and re-grading the site to ensure proper drainage of stormwater runoff. The fill will consist of both engineered fill and recompacted on-site soils deemed suitable by the project geotechnical engineer. The project proposes approximately 900 cubic yards of fill. ✓
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Erosion could occur during clearing and construction. Erosion would most likely occur along the west side of the site, on the slope down to the existing detention pond. The project proposes the use of a sediment trap and temporary v-ditches to direct stormwater runoff away from the detention pond and toward the sediment trap. ✓
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Approximately 63% of the total site area will be covered with impervious surfaces. ✓
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
The project proposes the use of a sediment trap and temporary v-ditches to direct stormwater runoff away from the existing detention pond and toward the sediment trap. Also, silt fencing will be installed along the low side of the site to prevent sediment that may bypass the sediment trap from leaving the site. Catch basin inserts will also be installed on any catch basin within the vicinity of the site to prevent sediment from entering the existing storm system. ✓

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

During Construction, there may be unknown quantity of dust released into the air during demolition and grading. Power Cutting may release unknown quantities of sawdust into the air. Some solvents will be used, and during all phases of construction, there will be internal combustion engines running that will emit exhaust. Asbestos, if present, will be abated and removed in accordance with the local air quality district standards and state law to prevent any asbestos aspiration. ✓

During Restaurant operations, Grease-laden vapors from cooking, filtered at hood in kitchen, vehicles entering the parking lot and drive thru will be emitting exhaust from internal combustion engines. ✓

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** ✓

Type I hood will filter grease-laden vapors as per local and state code. Most non-portable power-cutting equipment will be attached to filtered dry-vacuum systems. Asbestos, if present, will be abated and removed in accordance with the local air quality district standards and state law to prevent any asbestos aspiration prior to any demolition.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

*man-made
pond +
conveyances*

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None are proposed or anticipated at this time.

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None are proposed or anticipated at this time.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None are proposed or anticipated at this time.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The source of on-site runoff will be storm water from roofs, asphalt pavement, and concrete pavement. Runoff will be collected by an on-site storm water system and conveyed to an on-site detention vault. The detention vault will provide 13,600 cubic feet of storage. After detention, storm water will be discharged to the existing storm system located within 228th Street SE.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Waste materials should not enter ground or surface waters. There is a proposed drain within the trash enclosure that connects to the storm system. The runoff will pass through an oil/water separator and a biofiltration unit prior to entering the public storm water system. It would be highly unlikely for waste materials to enter ground or surface waters as those materials would be collected/filtered by the oil/water separator or the biofiltration unit.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The site improvements will not increase the potential for additional runoff impacts. The site proposes to match the existing conditions to the max extent feasible. The impervious land cover will approximately match the existing conditions so there should not be an increase of surface runoff.

4. Plants

a. Check or circle types of vegetation found on the site:

- _____ Deciduous tree: alder, maple, aspen, other
_____ Evergreen tree: fir, cedar, pine, other
_____ Shrubs
_____ Grass
_____ Pasture
_____ Crop or grain
_____ Wet soil Plants; cattail, buttercup, bulrush, skunk cabbage, or other
_____ Water plants: water lilly, eelgrass, milfoil, or other
_____ Other types of vegetation

✓
cattail

b. What kind and amount of vegetation will be removed or altered?

Except any trees proposed to be retained, most on-site landscaping including trees will be removed and replaced in accordance with the City's tree retention requirements.

✓
-south open
ditch to be
piped

c. List threatened or endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered plant species on or near the site.

✓

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native tree species and other native plants and replacement trees are proposed in accordance with the City's code.

✓

5. Animals

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Unknown.

Birds: hawk, heron, eagle, songbirds, or other: _____

Mammals: deer, bear, elk, beaver, or other: _____

Fish: bass, salmon, trout, herring, shellfish, or other: _____

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Unknown, probably not.

- d. Proposed measures to preserve or enhance wildlife, if any:

None needed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity – Cooking, lighting, HVAC motors, other cooking appliances
Gas – Heating and Hot Water



- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No



- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Project will be LEED Volume, Tier 1 or 2



7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

- During demolition and construction, there will be the possibility of asbestos atomization, dust emission, and spillage of adhesives, paint, etc. Also, there is always the danger of construction-related injuries. Little to no danger to passersby unless they wander on to the construction site without permission or knowledge of construction personnel.
- Oil Cooking – risk of oil fire or burns
- CO2 system for carbonating beverages – risk of asphyxiation
- Raw Food (chicken) – risk of botulism, salmonella, food poisoning among patrons

1. Describe any known or possible contamination at the site from present or past uses

None Known

2. Describe existing hazardous chemicals and conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

CO2 system for carbonating beverages

Cleaning solvents (bleach, ammonia)

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any:

- Construction BMP's, Personal Safety Equipment, construction fences, signage.
- Fire Suppression system attached to automatic and manual activations, actively monitored off-site
- CO2 detection and alarm system
- Safe Food-handling practices, training

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example traffic, equipment, operation, or other)?**
Vehicle and pedestrian traffic to and from business during business hours, exhaust fans and roof-top HVAC systems. ✓
- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**
During demolition and construction there will be power-cutting, hammering, earth-moving equipment, trash hauling during allowed construction hours. After demolition, there will be vehicle and pedestrian traffic during business hours (Mon-Sat, 7:00 am – 11:00 pm) ✓
- 3) **Proposed measures to reduce or control noise impacts, if any:**
Sound dampening mounts for Roof-top HVAC equipment, sound dampening landscaping on perimeter and within site ✓

8. Land and shoreline use

- a. **What is the current use of the site and adjacent properties?**
Current Use is Site Down Restaurant. The proposed use is Fast Food Restaurant with Drive-thru. Surrounding property is a retail shopping center. ✓
- b. **Has the site been used for agriculture? If so, describe.**
NO.
- c. **Describe any structures on the site.**
Existing Type V-B restaurant building ✓
- d. **Will any structures be demolished? If so, what?**
Yes, existing building will be demolished ✓
- e. **What is the current zoning classification of the site?**
CB, Canyon Park Sub-Area *Multiple zones: R-AC, OP, CB, MVSO* ✓
- f. **What is the current comprehensive plan designation of the site?**
Unknown *R-AC, OP, CB, MVSO* ✓
- g. **If applicable, what is the current shoreline master program designation of the site?**
Unknown *NONE* ✓
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
No *site is being evaluated* ✓
- i. **Approximately how many people would reside or work in the completed project?**
Approximately 70 full and part-time employees ✓
- j. **Approximately how many people would the completed project displace?**
None. ✓
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
None needed. Existing employees will be encouraged to apply to work at the new restaurant. ✓
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The proposed project is entirely compatible with the existing and project land uses. ✓
- M. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forestlands of long-term commercial significance, if any:**
The proposal does not have any commercial significance to nearby agricultural or forestlands ✓

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A ✓
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A ✓
- c. Proposed measures to reduce or control housing impacts, if any:
N/A ✓

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; What is the principal exterior building material(s) proposed?
Tallest height of any structure: 24'
Bldg Materials: Stucco and stone ✓
- b. What views in the immediate vicinity would be altered or obstructed?
None ✓
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The building that we propose to construct is beautiful, reflects modern and elegant design, entirely consistent with the design standards published by the city for the area. ✓

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
During business hours of darkness, there will be building exterior, building signage, and parking lot illuminations. After the business closes, there will be only minimally safety area lighting. ✓
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No ✓
- c. What existing off-site sources of light or glare may affect your proposal?
None ✓
- d. Proposed measures to reduce or control light and glare impacts, if any:
None ✓

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Unknown.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. In fact, we are increasing the amount of recreational usage. Our restaurant is a fun place for families and friends to congregate. And we provide a playground for small children

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site enjoys driveway access to Bothell-Everett Highway and 228th Street via the surrounding shopping center.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are public transit bus stops at Hwy 527 and 228th Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Existing: approximately: 45 Proposed: 40

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See Traffic Impact Analysis, prepared by TENW

692 net new weekday
daily trips

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Implementation of a Traffic and Parking Management Plan is proposed to mitigate short-term transportation impacts, and payment of a pro-rata transportation costs is proposed to mitigate long-term transportation impacts of the proposed Chick-fil-A development. The pro-rata transportation costs are described in further detail in the Traffic Impact Analysis report.

initially 2
times the
traffic, and
would normalize
after 6 mos.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No ✓
- b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A ✓

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- All wet and dry utilities are presently servicing the existing restaurant. ✓
 - Wet: Water, Sanitary Sewer and Storm Sewer
 - Dry: Electricity, Natural Gas, Telecommunications
 - Other: Trash Collection by Commercial Vendor
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
- | | | |
|-----------------------|--------------|---|
| • Water: | Alderwood | use existing water meter, trenching, new Fire line and backflow |
| • Sanitary Sewer: | Alderwood | use existing sewer lateral, trenching |
| • Storm Sewer: | | new storm water treatment per County manual |
| • Gas: Puget | Sound Energy | use existing gas connection, trenching, new meter |
| • Electricity: | SnoPUD | new pad transformer and secondary service line |
| • Telecommunications: | Comcast | new overhead or underground connection |
| • Trash: | | construct new trash enclosure with concrete pad |
- ✓

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Ed Hale

Digitally signed by Ed Hale
DN: cn=Ed Hale, o=4G
Development & Consulting, ou,
email=ehale@4gdev.com, c=US
Date: 2016.06.01 14:55:50
-07'00'

Name of signee

Ed Hale

Position and Agency/Organization

Sr. Project Manager, 4G Development & Consulting

Date Submitted:

DATE _____

Bothell Staff Review: Kris Sorensen
7/5/16

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Additional customers and higher sales volume will likely result in increase in sanitary sewer discharge. There will be no appreciable difference to storage or release of toxic or hazardous substances. Emissions will be less because we will be constructing a new building with new equipment using the latest energy efficient and environmentally conscientious technologies. The only appreciable increase in noise will be the additional laughter, squeals of delight and anticipation, and applause by our loyal customers.

Proposed measures to avoid or reduce such increases are:

N/A

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

Not likely

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable

3. **How would the proposal be likely to deplete energy or natural resources?**

Not likely

Proposed measures to protect or conserve energy and natural resources are:

Low Emission and Energy efficient building materials and equipment.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Not Likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Not Likely

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increase in sales will likely increase vehicle trips to the site. Additionally, environmentally-minded patrons will likely avail themselves of public transportation services.

Proposed measures to reduce or respond to such demand(s) are:

None. We want more customers to come to our store.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None. We are a law-abiding, environmentally conscious, business.